

Doc# 20020453842
Book: 1755
Page: 175
Recorded: 10/11/2002 10:44:24 AM
BERRY RICKHOFF
COUNTY CLERK
BEXAR COUNTY
RECORDING
RECORDS MANAGER
COURTHOUSE SEC 1
\$ 25.00
\$ 5.00
\$ 1.00

C.P.S. NOTE:

1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.

5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

WASTE WATER EDU NOTE:

THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.

3. THE BEARINGS FOR THIS PLAT ARE BASED ON THE SUBDIVISION PLAT OF THE PUMPS AT SONTERRA, RECORDED IN VOLUME 9511, PAGE 174 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

4. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM LOCKHILL 2 (P.I.D. #AY0967) N:13750260.5336 E:2099442.4022 AND MILLER, 1924 (P.I.D. #AY0121) N:13747443.9886 E:2173485.9066

5. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.9998757

6. BEARINGS SHOWN MUST BE ROTATED 00°00'06" COUNTERCLOCKWISE TO MATCH N.A.D. 83.

EDWARDS AQUIFER RECHARGE ZONE NOTE:

1. THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.

2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL THRC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL THRC OFFICE.

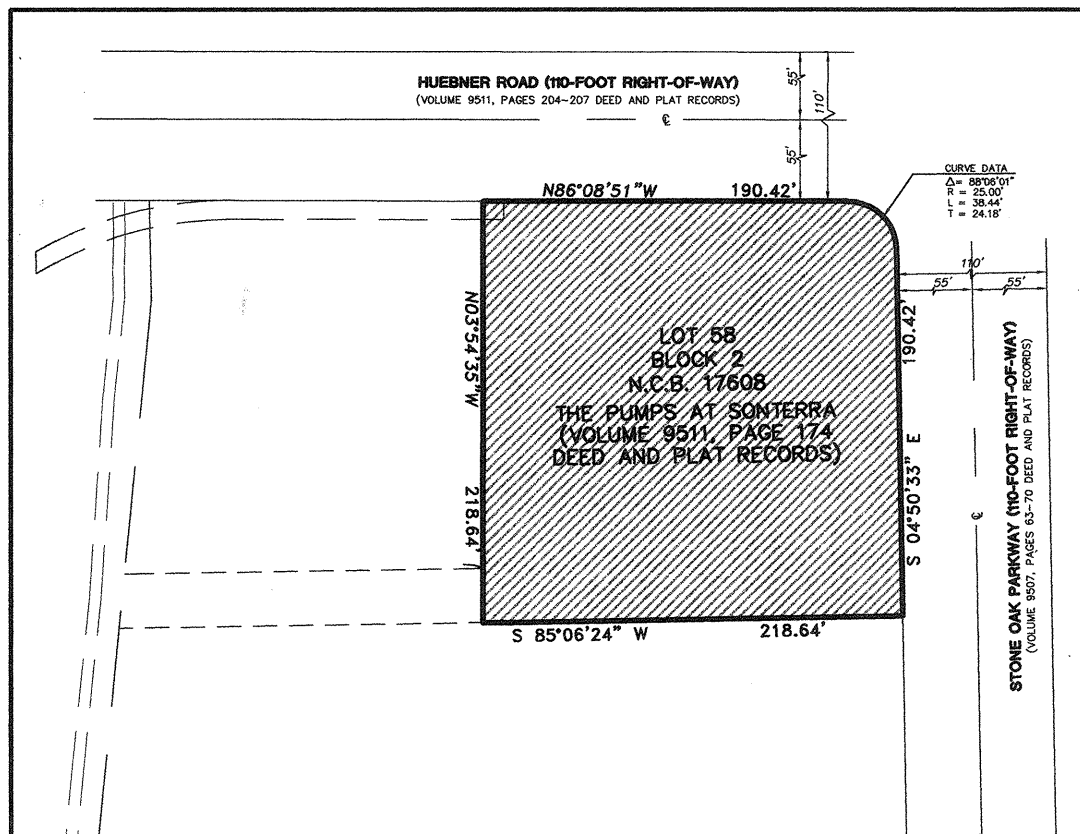
STREETSCAPE NOTE:

NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

LEGEND:

F.I.R. = FOUND 1/2" IRON ROD

O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TX



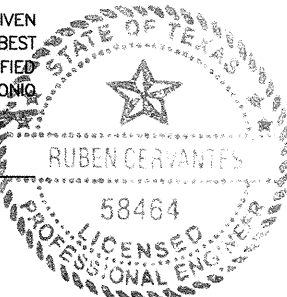
AREA BEING VACATED THROUGH VACATING DECLARATION

THE AREA BEING VACATED THROUGH A VACATING DECLARATION HAS BEEN PREVIOUSLY PLATTED AS LOT 58, BLOCK 2, N.C.B. 17608 ON A PLAT KNOWN AS THE PUMPS AT SONTERRA, AS RECORDED IN VOLUME 9511, PAGE 174 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING RECORDED ON THE SAME DATE AS THIS SUBDIVISION PLAT.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Rubén Cervantes
LICENSED PROFESSIONAL ENGINEER



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

John M. Fickell
DEVELOPER/OWNER: TETCO, INC.
1777 N.E. LOOP 410, SUITE 1500
SAN ANTONIO, TEXAS 78217

DULY AUTHORIZED AGENT

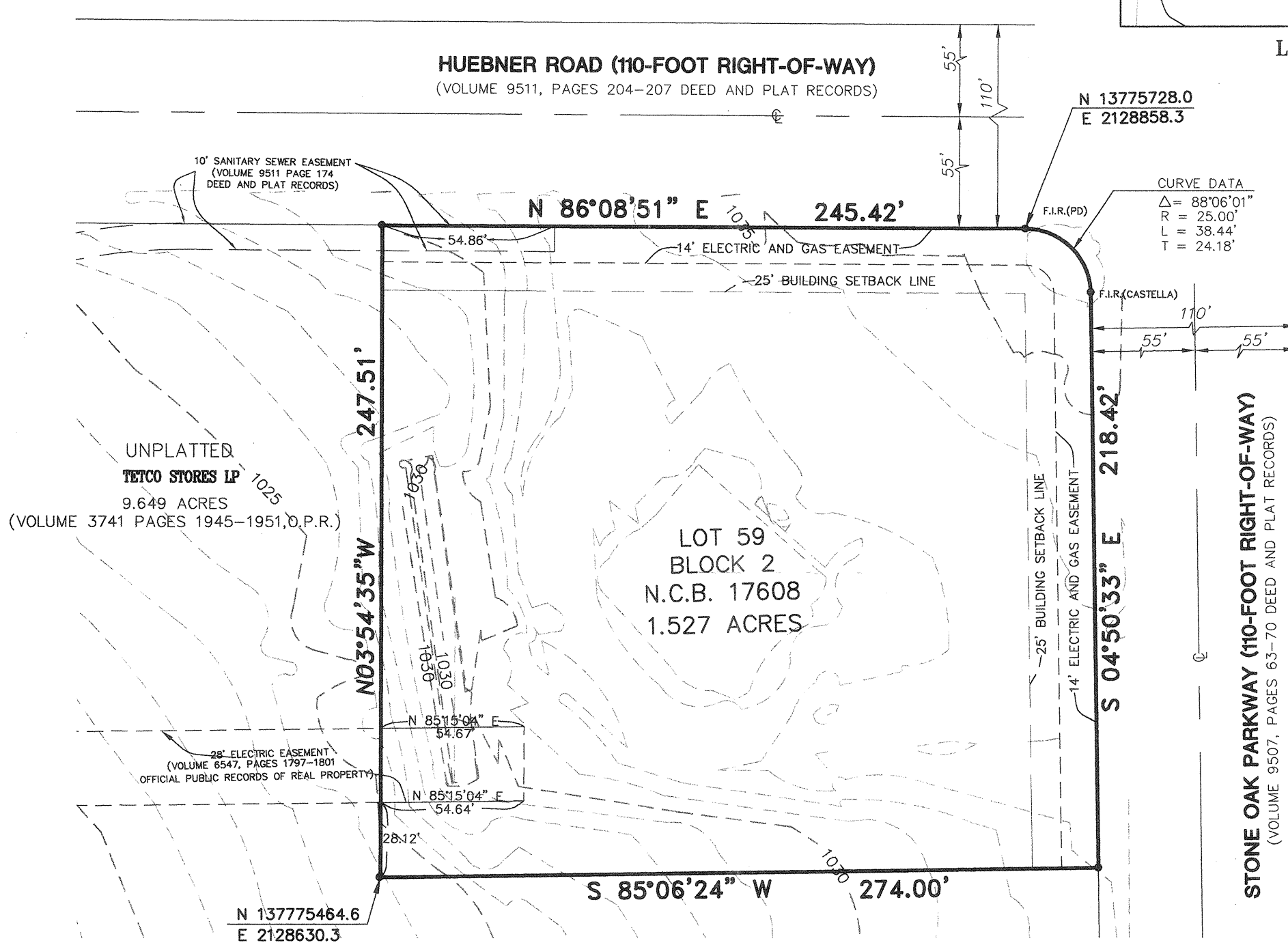
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

JOHN M. FICKELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF October, A.D. 2002.

Notary Public Bexar County, Texas



BEATY, SEALE AND FORWOOD
SURVEY NO. 11, ABSTRACT 114

COUNTY BLOCK 4939

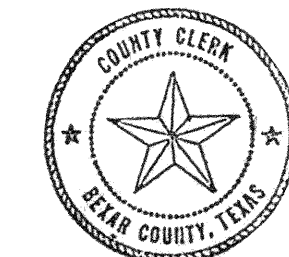
RESUBDIVISION & SUBDIVISION PLAT OF THE PUMPS AT SONTERRA

BEING A 1.527 ACRE TRACT OF LAND COMPRISED OF ALL OF LOT 58, BLOCK 2, N.C.B. 17608, THE PUMPS AT SONTERRA AS RECORDED IN VOLUME 9511 PAGE 174 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A PORTION OF A 9.649 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 3741, PAGES 1945 THRU 1951 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

THIS PLAT OF THE PUMPS AT SONTERRA HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES IS HEREBY APPROVED BY THE IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS 22nd DAY OF October OF A.D. 2002

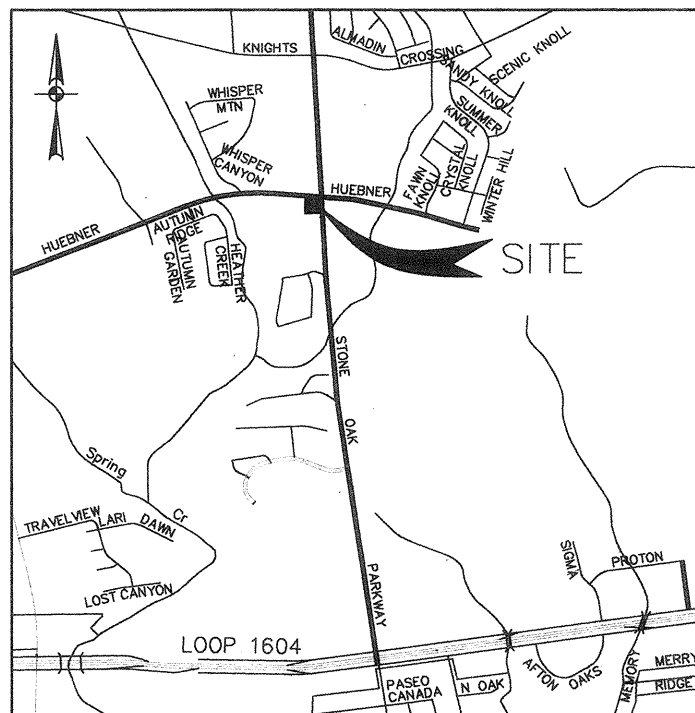
BY: Rubén Cervantes
DIRECTOR OF DEVELOPMENT SERVICES



STATE OF TEXAS
COUNTY OF BEXAR
I, Gerry Rickhoff, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 1st DAY OF November, A.D. 2002, AT 10:44 A.M. AND DULY RECORDED THE 1st DAY OF November, A.D. 2002, AT 2:30 P.M. IN THE RECORDS OF Deeds and Plats OF SAID COUNTY, IN BOOK VOLUME 9535 ON PAGE 176
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 1st DAY OF November, A.D. 2002.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Susan Sepulveda, DEPUTY

PLAT NO. 020332



LOCATION MAP
NOT-TO-SCALE

P-200

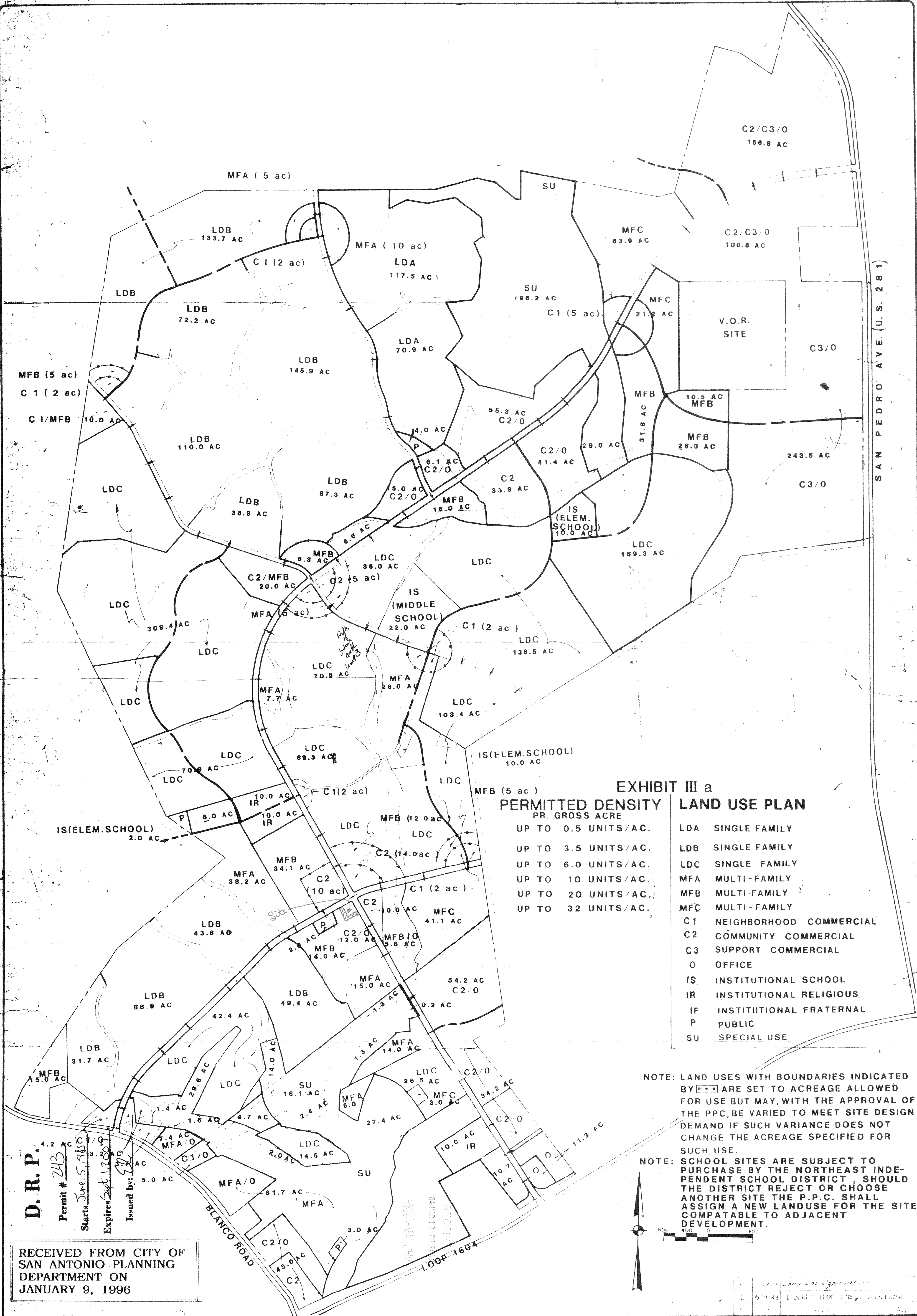


EXHIBIT III a
PERMITTED DENSITY LAND USE PLAN

- PR. GROSS ACRE
- UP TO 0.5 UNITS/AC.
 - UP TO 3.5 UNITS/AC.
 - UP TO 6.0 UNITS/AC.
 - UP TO 10 UNITS/AC.
 - UP TO 20 UNITS/AC.
 - UP TO 32 UNITS/AC.

- LDA SINGLE FAMILY
- LDB SINGLE FAMILY
- LDC SINGLE FAMILY
- MFA MULTI-FAMILY
- MFB MULTI-FAMILY
- MFC MULTI-FAMILY
- C1 NEIGHBORHOOD COMMERCIAL
- C2 COMMUNITY COMMERCIAL
- C3 SUPPORT COMMERCIAL
- O OFFICE
- IS INSTITUTIONAL SCHOOL
- IR INSTITUTIONAL RELIGIOUS
- IF INSTITUTIONAL FRATERNAL
- P PUBLIC
- SU SPECIAL USE

NOTE: LAND USES WITH BOUNDARIES INDICATED BY ARE SET TO ACREAGE ALLOWED FOR USE BUT MAY, WITH THE APPROVAL OF THE PPC, BE VARIED TO MEET SITE DESIGN DEMAND IF SUCH VARIANCE DOES NOT CHANGE THE ACREAGE SPECIFIED FOR SUCH USE.

NOTE: SCHOOL SITES ARE SUBJECT TO PURCHASE BY THE NORTHEAST INDEPENDENT SCHOOL DISTRICT, SHOULD THE DISTRICT REJECT OR CHOOSE ANOTHER SITE THE P.P.C. SHALL ASSIGN A NEW LANDUSE FOR THE SITE COMPATABLE TO ADJACENT DEVELOPMENT.

D. R. P.
Permit # 243
Starts Jan 5, 1985
Expires Sept 1, 2009
Issued by: [Signature]

RECEIVED FROM CITY OF
SAN ANTONIO PLANNING
DEPARTMENT ON
JANUARY 9, 1996



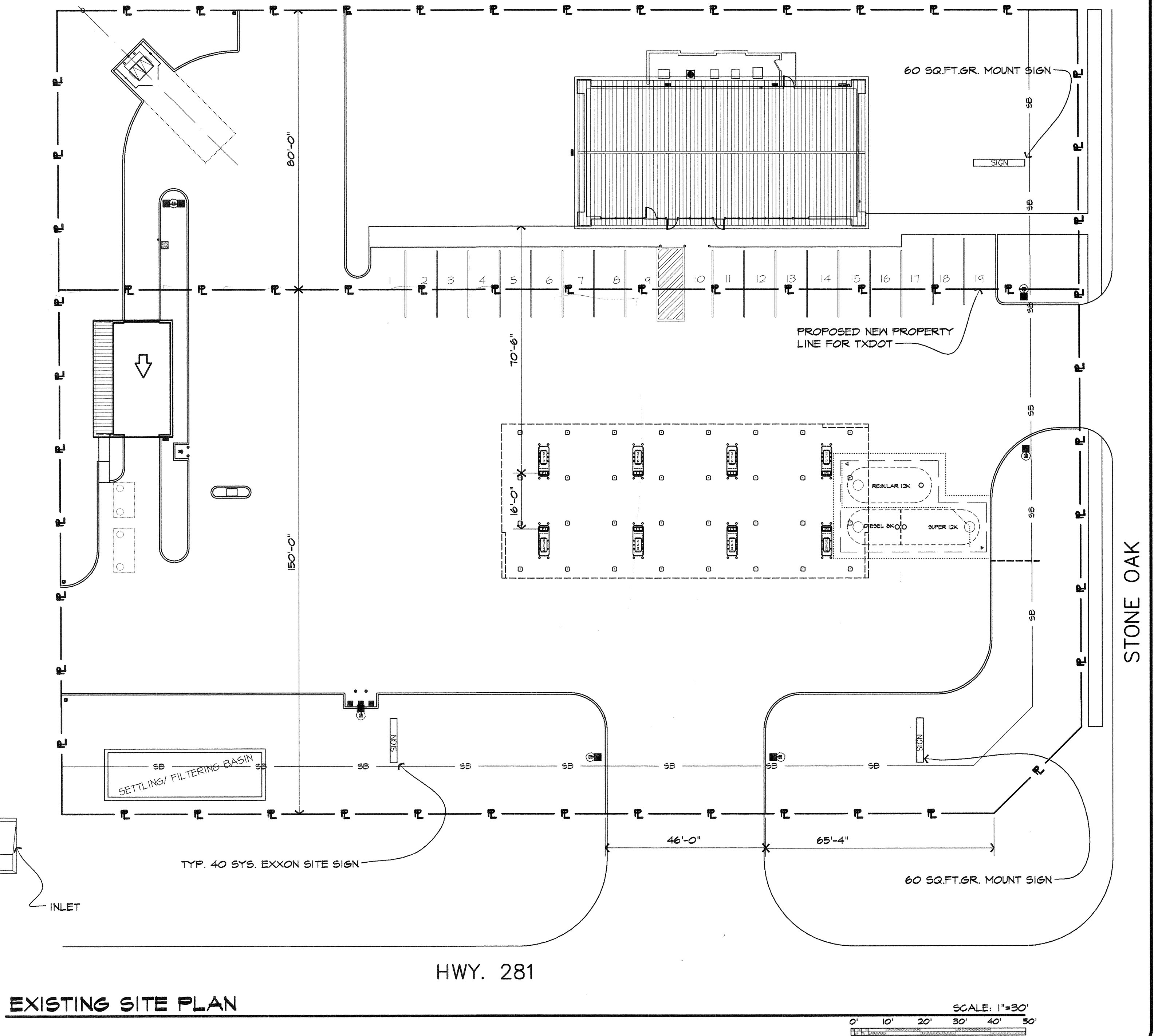
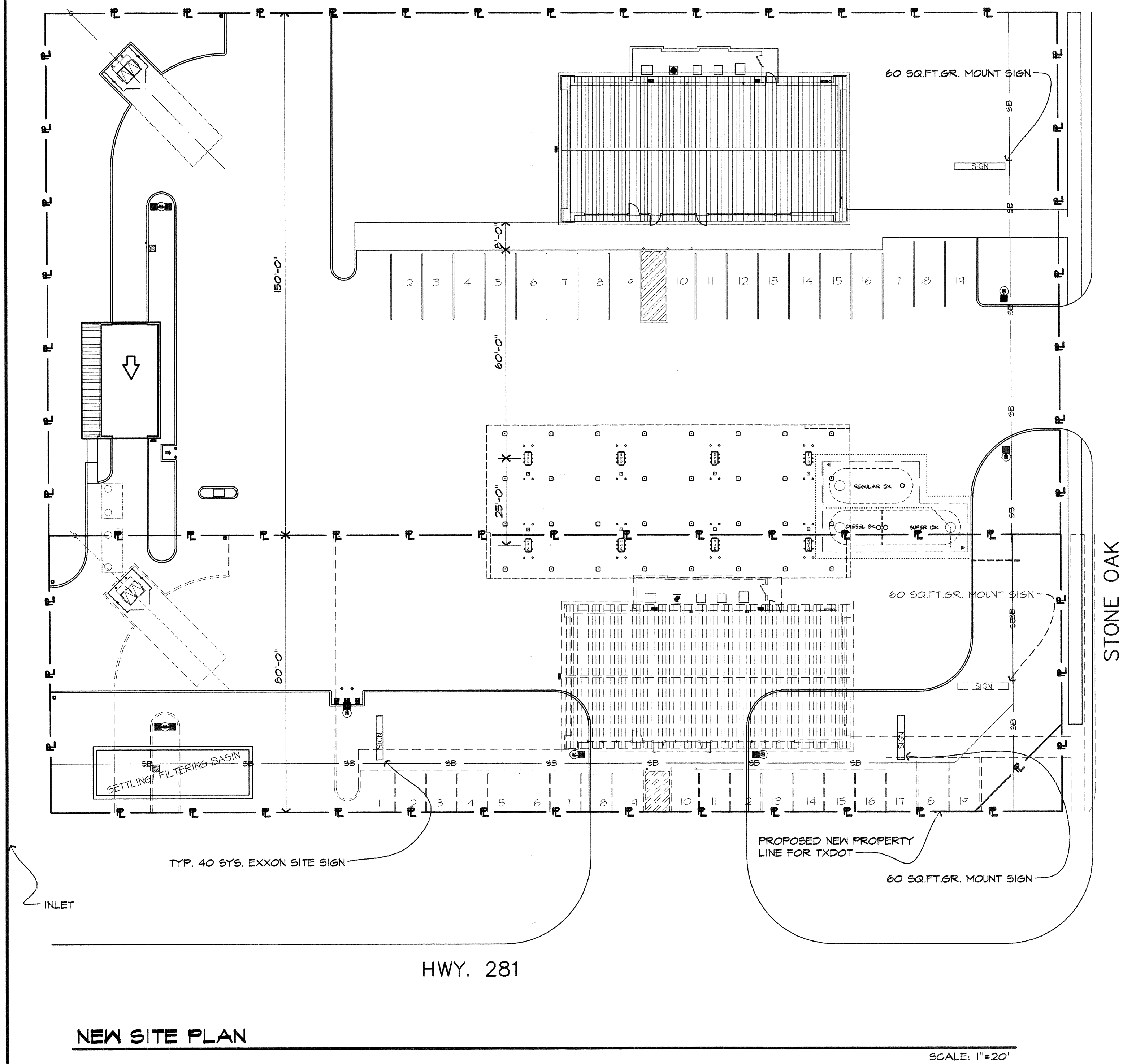
STONE OAK, INC.
11306 Sir Winston
San Antonio, Texas 78216

LAND USE PLAN

4/15/85
H
SOJV
1/1=800

**HALLENBERGER
TELFORD INC**
PLANNERS
ENGINEERS
ARCHITECTS
SAN ANTONIO, TEXAS 78216

N:\307531 SA hwy281\Demo 2003\Msp.dwg, 4/12/2004 5:23:13 PM, USER4, pc3



REVISIONS: Last edited: AUG. 04, 03 by JD



A

FOR CLARIFICATION OR DISCREPANCIES IN PLANS CALL DRAFTING DEPT. @ 561-578-7662 EXT.119

SPEEDY STOP #31 22255 U.S. HWY 281 S. SAN ANTONIO, TEXAS

C.L. THOMAS, INC.
1101 W. WYATT
VICTORIA, TX 77905
512-575-7662 EXT.111

VRP# 04-04-085

EXHIBIT "A"

STONEOAK PARKWAY

HUEBNER ROAD

ORIGINAL PLAT OF
THE PUMPS AT SONTERRA
VRP #02-07-127

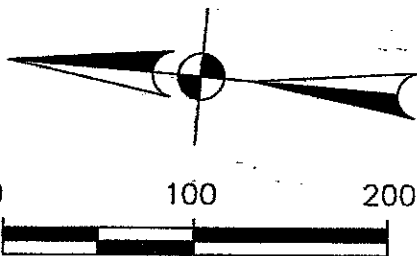
SITE

REPLAT OF THE PUMPS AT SONTERRA

REVISED AS OF
JUNE 9, 1985

REMAINDER OF
ORIGINAL 9.649 AC TRACT

VRP #03-12-020



SCALE: 1"=100'

PAPE-DAWSON  **ENGINEERS**

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE: FEBRUARY, 2004

JOB NO. 4479-15

Resubmitted
5/5/04

Permit File #04-04-085



City of San Antonio **RECEIVED**
Development Services Department
Vested Rights Permit/Consent Agreement
APPLICATION
APR 28 PM 2:55
LAND DEVELOPMENT
SERVICES DIVISION

Permit File: #04-04-085

Assigned by city staff

Date: _____

☒ **Vested Rights Permit**

☐ **Consent Agreement**

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent.*
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: Shawn Brooke

Phone: (210) 821-5900

Fax: (210) 930-2786

Address: 1777 N.E. Loop 410, Suite 1500

City: San Antonio

State: Texas

Zip code: 78216

Engineer/Surveyor: Pape-Dawson Engineers, Inc.; ATTN: Ruben Cervantes, P.E.

Address: 555 East Ramsey

City: San Antonio

State: TX

Zip code: 78216

(b) Name of Project: The Pumps at Sonterra

(c) (k) Site location or address of Project and Legal description: 19185 Stone Oak Parkway
Southwest corner of Stone Oak Parkway and Huebner Road

Council District 9 ETJ _____ Over Edward's Aquifer Recharge? (X) yes () no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet - approximately 19,700 SF

(e) Total area of impervious surface, in square feet - 19,700 SF

(f) Number of residential dwellings units, by type; N/A

(g) Type and amount of non-residential square footage; Additional parking spaces, additional automated carwash bay, and associated driveways

(h) Phases of the development, (If Applicable); N/A

4. What is the date the applicant claims rights vested for this Project? June 5, 1985

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

- 4 a. What, if any, construction or related actions have taken place on the property since that date?

Convenience store, gas station, and automated carwash

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: DRP

Date of Application: June 5, 1985

Permit Number: 243

Date issued: June 5, 1985

Expiration Date: September 1, 2007

Acreage: 4,300 Acres

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Stone Oak #48

Date accepted: 06/05/85 Expiration Date: 12/05/86 MDP Size: 4300 acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: The Pumps at Sonterra Plat # N/A* Acreage: 1.31 Approval

Date: 11/20/85 Plat recording Date: 11/21/85 Expiration Date: N/A Vol./Pg. 9511/174

**prior to plat numbering*

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Approved Plat**

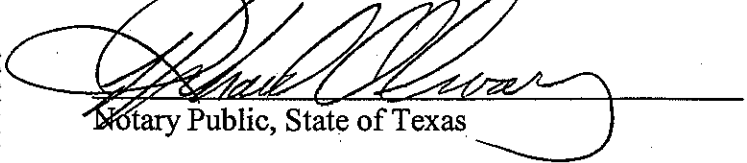
Plat Name: The Pumps at Sonterra Plat # 020332 Acreage: 1.527 Approval

Date: 10/22/02 Plat recording Date: 11/01/02 Expiration Date: N/A Vol./Pg. 9555/174

• **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

Sworn to and subscribed before me by SHAWN BROOKE on this 27th day of APRIL in the year 2004 to certify which witness my hand and seal of office.



Date: _____

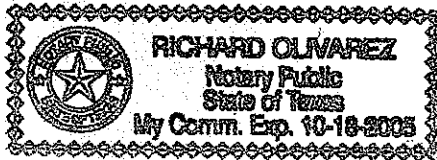
☐ **Disapproved**

Comments:

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Shawn Brooke Signature: Shawn Brooke Date: 4/27/04

Sworn to and subscribed before me by SHAWN BROOKE on this 27th day of APRIL in the year 2004 to certify which witness my hand and seal of office.



Richard Olvarez
Notary Public, State of Texas

City of San Antonio use

Permit File: # 04-04-085
Assigned by city staff

Date: _____

☒ Approved

☐ Disapproved

Review By: UNF
Development Services Department

Date: 6-1-04

Comments: On of June 5, 1985 for
shaded Area shown on Exhibit "A"



RECEIVED

04 APR 28 PM 2:55

LAND DEVELOPMENT
SERVICES DIVISION

April 26, 2004

Mr. Michael Herrera
Special Projects Coordinator
Development Services
City of San Antonio
1901 S. Alamo
San Antonio, Texas 78204

Re: The Pumps at Sonterra
VRP 04-04-083

Dear Mr. Herrera:

A Vested Right Permit (VRP) application for the above referenced site was originally submitted on March 10, 2004 and subsequently denied by the City Attorney's office on April 7, 2004. A meeting with Mr. Florencio Pena and Mr. Norbert Hart was held on Friday, April 16 to discuss this project. It was agreed during the meeting that the VRP application should be resubmitted with clarification to the project description. Once this clarification was made describing the proposed project, the VRP would be forwarded for approval.

Please accept this resubmittal for vested rights verification. The application has been updated to reflect the language requested by the City Attorney's office. The application has also been transferred to the current city forms. This re-submittal is being made under the VRP number that was previously assigned and under the review fee that was originally provided.

Please do not hesitate to contact our office if you have questions or need additional information.

Very truly yours,
Pape-Dawson Engineers, Inc.

Ruben Cervantes, P.E.
Sr. Vice President

Attachment

4479\15\Word\Letter\040426a1

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

TRANSMITTAL



RECEIVED

To: City of San Antonio Development Services

Date: 04/28/2004

Attn: Michael Herrera

1901 S. Alamo Street

San Antonio, TX 78205

LAND DEVELOPMENT
SERVICES DIVISION

Re: The Pumps at Sonterra
Vested Right Permit Application - 04-04-083

QUANTITY	DESCRIPTION
1	Completeness Review Form
1	Letter of explanation
1	Revised Vested Rights Permit Application with supporting documentation
1	Copy denied Vested Rights Permit Application

If enclosures are not as noted, kindly notify us at once.

☒ **For Approval** ☐ **For Your Use** ☐ **As Requested** ☐ **For Review and Comment**

COMMENTS Please find attached the Vested Rights Permit Application with supporting documentation for The Pumps at Sonterra, located at the southwest corner of Stone Oak Pkwy and Huebner Rd. The application fee was previously submitted on March 10, 2003. Please feel free to contact our office should you have any questions. Thank you.

From: Tammy Miller, P.E.

Project No.: 4479-15

cc: File

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES

TRANSMITTAL For Re-Submittals

RECEIVED
APR 28 PM 2:55

FROM

Plat I.D. # VRP# 04-04-083

Plat name: The Pumps at Sonterra

Consultant: Pape-Dawson Engineers, Inc.

Contact Person: Tammy Miller, P.E.

Phone #: 375-9000

Fax #: 375-9010

E: Mail tmiller@Pape-Dawson.com

TO

Engineering:

ATTN:

- ☐ Drainage –
- ☐ Streets –
- ☐ TIA –
- ☐ Stormwater –
- ☐ Other –

Michael Herrera

Case Manager:

- ☐ Subdivision Comments –
- ☐ GIS:
 - Mapping –
 - Legals–
- ☐ Arborist –
- ☐ MDP/PUD/Maj. Tho. –
- ☐ Other –

Comments: _____

Resubmittal of VRP application based on meeting with Mr. Pena & Mr. Hart. Fees were previously provided

Note: This transmittal is for submitting revisions, red-lines or supplemental data to a reviewing division. Use only one transmittal for each revision being submitted. Do not include multiple divisions under one transmittal. This transmittal is **not** for variance requests, completeness packages, time extensions, etc.

4/28/2004